

OATI South Campus

For: Preliminary Plat
Final Plat

Project: OATI South Campus
7901 and 7951 Computer Avenue
Bloomington, MN 55435

Owner: Computer Avenue, LLC
3660 Technology Drive NE
Minneapolis, MN 55418

Prepared By: Computer Avenue, LLC
3660 Technology Drive NE
Minneapolis, MN 55418

A. INTRODUCTION

Computer Avenue, LLC (Computer Avenue) submits this Plat Narrative and the attached documents to the City of Bloomington (City) in support of its Plat Application. The subject of this Plat Narrative is the two parcels located at 7901 and 7951 Computer Avenue in Bloomington, MN (Property). Please reference Computer Avenue's Development Application and the attached documents that it submitted to the City on July 02, 2014 for additional information regarding OATI South Campus.

B. REQUESTED ACTION

The purpose of this Plat Narrative and its accompanying Plat Application is preliminary plat and final plat approval. The subject of this Plat Narrative is the replatting of the two parcels of the Property: PIDs 06-027-24-22-0011 and 06-027-24-22-0012.

1. Proposed Review/Approval Schedule

Informal Development Review Committee	Submittal	June 19, 2014	(Completed)
Informal Development Review Committee	Meeting	June 24, 2014	(Completed)
Preliminary and Final Plat Application	Submittal	July 16, 2014	(Completed)
Formal Development Review Committee	Meeting	July 29, 2014	(Proposed)
Planning Commission	Meeting	August 21, 2014	(Proposed)
City Council	Regular	September 08, 2014	(Proposed)

2. Replatting

Computer Avenue submits this Plat Application in order to combine PIDs 06-027-24-22-0011 and 06-027-24-22-0012 into a single parcel. Computer Avenue initiates the replatting process such that this application will be heard by the City Council contemporaneously with its Development Application, which was submitted to the City on July 02, 2014.

Replat the following two parcels into a single parcel:

PID 06-027-24-22-0011:

Address: 7951 Computer Avenue, Bloomington, MN 55435

Lot Size: 3.21 acres (139,809 SF)

The West 192.05 feet of the East 1422.05 feet as measured along a line parallel with the North line thereof of that part of the Northwest Quarter of Section 6, Township 27, Range 24 lying South of the North 680 feet thereof and lying North of State Highway No. 5 as now laid out and traveled, according to the United States Government Survey thereof, Hennepin County, Minnesota. Being Registered land as is evidenced by Certificate of Title No. 1130482.

PID 06-027-24-22-0012:

Address: 7901 Computer Avenue, Bloomington, MN 55435

Lot Size: 0.88 acres (38,491 SF)

Tracts F, G, and H, Registered Land Survey, No. 989, Hennepin County, Minnesota.

3. Included Materials

- Plat Application
- Plat Narrative
- Plans are provided in accordance with the City's requirements:
 - Preliminary Plat
 - Final Plat
- Other Supporting Documentation:
 - Park Dedication Intake Form
 - ITE Trip Generation Technical Memorandum
- Plat Application Fees including the following:
 - Preliminary Plat—Type III \$890
 - Final Plat—Type III \$420
 - Total Application Fees \$1,310

C. PLAT INFORMATION

This section presents detailed information about the proposed plat. See references to Plat Plan documents for additional information.

1. Overall Area

Lot 1, Block 1 4.33 acres (188,650 SF)

2. Individual Lot Sizes

Lot 1, Block 1 4.33 acres (188,650 SF)

D. PLAT PHASING AND CONSTRUCTION SCHEDULING

Demolition has already been completed. Computer Avenue plans to begin site work in Fall 2014 if the necessary approvals are obtained as set forth in the Proposed Review/Approval Schedule. The remainder of the OATI South Campus schedule will be finalized at a later stage of development. In any event, Computer Avenue intends major construction to commence no later than Spring 2015, with approximately one year construction time.

E. AGREEMENTS AND COVENANTS

1. Right-of-Way Agreement

During previous meetings about the Property, the City indicated that Computer Avenue can expect to sign a right-of-way agreement that would allow Computer Avenue to construct and utilize parking spaces within the right-of-way reserved for the potential relocation of West 78th Street. This expectation is reflected in the attached Preliminary Plat Survey. Computer Avenue anticipates signing this right-of-way agreement with the City during the replatting process.

2. Nine Mile Creek Watershed District Covenant

Computer Avenue anticipates recording stormwater management facility maintenance covenants as part of the Nine Mile Creek Watershed District permit application process.

F. STORMWATER MANAGEMENT

The preliminary stormwater management system that was submitted along with Computer Avenue's Development Application is designed to meet the requirements of Nine Mile Creek Watershed District and the City design standards:

- Storm sewer conveyance system is designed to accommodate 10-year storm event.
- Runoff rate and volume from the site will be less than pre-development conditions.
- Treatment system is designed to meet water quality and retention requirements.

In this preliminary stormwater management plan, the Property generally slopes to the northwest. Surface runoff within parking lot is directed to a holding pond for pre-treatment and to settle-out solids and larger particles. Another holding pond is located southwest of the building to gather runoff from the roof drainage system. The northern section of the site also features an underground infiltration trench that allows for the required amount of volume control onsite. With this preliminary stormwater management system, Computer Avenue meets the requisite design standards.

Importantly, Computer Avenue is still considering other stormwater management systems, with its primary focus on increasing the sustainability of the Property through creative reuse of stormwater runoff. For instance, Computer Avenue is evaluating with its engineering design team the possibility of installing a system that would catch and reuse the runoff from the building. Other sustainable options are also being considered. The final stormwater management plan will be designed to meet the requirements of Nine Mile Creek Watershed District and the City design standards, as well. Any updates to the stormwater management plans will be submitted to the City in a timely manner in order to give the City sufficient time for review prior to permit issuance.

G. TRAFFIC

A trip generation analysis was performed for the proposed site based on the methods and average rates published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition* (Reference ITE Trip Generation Technical Memorandum). The ITE Trip

Generation Manual is a compilation of traffic data from existing developments throughout the United States. The results of the analysis are shown below:

ITE Land Use Code	Description	Daily Trips		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
160	Data Center	14	14	1	1	1	2
710	Office	429	429	107	15	20	96
TOTAL		443	443	108	16	21	98

A parking generation analysis was performed for the proposed site based on the methods and average rates published in the ITE's *Parking Generation Manual*, 4th Edition. The *ITE Parking Generation Manual* is a compilation of traffic data from existing development throughout the United States. The Data Center is anticipated to have negligible parking demand. The average peak parking demand anticipated for the office is 221 vehicles.

H. SITE UTILITIES

1. Sanitary Sewer:

6" PVC sanitary service lateral connects to the building. This 6" PVC sanitary service lateral then core-drill connects to an existing sanitary sewer line on West 78th Street.

2. Water Main:

8" D.I.P. extends north from an existing 12" water main located at West 78th Street. This 8" D.I.P. extends north past the building before connecting with an 8" D.I.P. that extends east from an existing 12" water main located at Computer Avenue. 4" D.I.P. connects to the building from the aforementioned 8" D.I.P. in order to provide domestic water service to the building. 6" D.I.P. also connects to the building from the 8" D.I.P. in order to provide fire protection water service to the building.

I. CONCLUSION

Computer Avenue will design, develop, and construct a world-class facility that will make the utmost use of the space, visibility from the freeway, and be suitable for OATI's office and data center needs. The site will be eye catching and aesthetically pleasing, and will showcase OATI's innovation and technology focus it provides to its customers and future customers. It will also provide new, highly skilled jobs to the City of Bloomington.

Computer Avenue and OATI are excited and honored for the opportunity to add a new addition to the Twin Cities building landscape, and to help transform this area of the 494 corridor into a technology hub. Computer Avenue and OATI look forward to working with the City on this project.



Technical Memorandum

To: Dave Heim and Ben Grannon, Computer Avenue LLC
From: Mike Spack, P.E., P.T.O.E.
Date: June 27, 2014
Re: Traffic Generation of Computer Avenue LLC Building in Bloomington, MN

Computer Avenue LLC is proposing to build an office/data center on the vacant northeast corner of West 78th Street and Computer Avenue in Bloomington, MN. The building is proposed to have five floors with a total of 104,772 square feet. Approximately 27,000 square feet will be used as the data center with the remaining 77,772 square feet being used for offices. The purpose of this technical memorandum is to estimate the amount of traffic that will be generated by the proposed development.

Traffic Generation

A trip generation analysis was performed for the proposed site based on the methods and average rates published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition*. The *ITE Trip Generation Manual* is a compilation of traffic data from existing developments throughout the United States. The results of the analysis are shown in Table 1.

Table 1 – Vehicles Entering/Exiting

ITE Land Use Code	Description	Daily Trips		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
160	Data Center (27,000 square feet)	14	14	1	1	1	2
710	Office (77,772 square feet)	429	429	107	15	20	96
TOTAL		443	443	108	16	21	98

Parking Generation

A parking generation analysis was performed for the proposed site based on the methods and average rates published in the *Institute of Transportation Engineers' (ITE) Parking Generation Manual, 4th Edition*. The *ITE Parking Generation Manual* is a compilation of traffic data from existing developments throughout the United States. The data center is anticipated to have negligible parking demand. The average peak parking demand anticipated for 77,772 square feet of office is 221 vehicles.